



EQUUS

Country & Equestrian



BUCKHOLE FARM



BUCKHOLE FARM, Cooling Road, High Halstow, Kent ME3 8SE

Detached Georgian Farmhouse with 5 bedrooms/4 bathrooms- Accommodation in excess 3800sqft set in 8.78 acres (*TBV), comprising of part walled gardens, orchards and an area of pastureland. The property occupies an idyllic tranquil rural location near to Cooling Castle with views over open countryside & the protected landscape of the North Kent Marshes renowned for being a haven for birds & wildlife with miles of surrounding walks to enjoy. Though benefitting from a lovely countryside position the property also offers excellent rail/road commuting. 10 mins. drive from Strood station with fast HS1 rail access to centre of London and the Continent and 20 mins. drive from Ebbsfleet International station with 17 minute service to London St Pancras.. The motorways M2/A2/M25/M20 are each between 10 to 20 mins driving distance as is Bluewater retail and shopping complex. This handsome period Grade II listed residence offers splendid well proportioned accommodation with many beautiful original features retained such as sash windows, a fine Georgian Staircase & Large inglenook fireplace in the dining room. The whole exudes an air of spaciousness & light throughout the interior which is laid out on four storeys. Outside the picturesque well stocked gardens are a feature inc: two timber summerhouses & many areas of interest with space to add a tennis court/Swimming pool/Orangery (subject to permissions). The whole is approached from a private drive with extensive parking for 7 vehicles plus large recently constructed 3 bay oak framed garage. The adjoining well tended land is currently laid out as orchards and pastureland with good space to add equestrian facilities (subject to permissions) and there is hacking access to a number of bridleways in the vicinity.eip.

DESCRIPTION

Described in Pevsner's "Buildings of England" as "a memorable sight from above under the flank of Northward Hill", Buckhole Farmhouse is thought to be one of the finest examples of an early Georgian farm house in Kent with it's chequer brick façade and symmetrically placed sash windows under a 'hand made' peg tile roof. Extensive and careful work to restore the beautiful brickwork, sash windows, guttering and porch has been carried out in the last five years and a new Worcester Bosch boiler was fitted in 2020. The property also benefits from excellent superfast wi-fi and fast EV Charging accessed via the detached Oak garage. There is potential for an extension or orangery on the east side of the house for which the vendor has copies of previously drawn up plans and elevations.

SITUATION

The property is situated near to the historic hamlet of Cooling well known for its 14th century quadrangular castle which was built by the Cobham family, the local lords of the manor, to guard the area against French raids into the Thames Estuary. The pretty village of High Halstow is around 2 miles away and the historic city of Rochester and town of Strood are each around 6 miles away both offering shopping facilities. The city of Rochester is probably best known for its associations with Charles Dickens and its attractive high street lined with a selection of period houses dating in the main from Georgian and Victorian times. Rochester is known for specialist shopping and active cultural programme and the area offers a good range of schools both in the independent and state sectors, including The King's School and separate boys' and girls' grammar schools, Gads Hill and Cobham Hall. There are good commuter services from Strood station 10 mins. drive offering the fast HS1 rail access to the centre of London and the Continent. The M2 (Junction 1) gives access to the M25 motorway network and also gives access to Bluewater Shopping centre and Ebbsfleet International rail station offering (17 min. service to London St Pancras and direct 2 hour rail service to Paris). For lovers of the countryside the property directly adjoins the internationally and nationally

protected landscape of the Kent Marshes, the heronry and ancient woodland of the Northward Hill Nature Reserve, and is close to the largest population of breeding nightingales in the UK at Lodge Hill SSSI. Footpaths and rights of way in the local area provide an extensive network of walks. It is possible to walk on foot paths directly from the owner's fields at the back of the house to Egypt Bay on the Thames, where it connects with the Saxon Shoreway, without coming into contact with any vehicles or roads, a distance of about two miles.

ACCOMMODATION -refer to the floor plan GROUND FLOOR

Entrance HALL, 30ft double aspect DRAWING ROOM, DINING ROOM with large brick fireplace and space to seat 14 people, large KITCHEN/BREAKFAST ROOM with assorted wall and base units. Rear UTILITY/SCULLERY ROOM, ideal for boots/coats/dogs etc with access to rear courtyard also with separate WC and wash hand basin. Boiler room to one side
Basement dry CELLAR inc. original inglenook fireplace - currently used as music studio, wine cellarage & store.

FIRST FLOOR

3 DOUBLE BEDROOMS, 2 BATHROOMS, one of which has just been refurbished, both with baths, WC and wash hand basins, 1 SHOWER ROOM with wash hand basin and WC.

SECOND FLOOR

2 DOUBLE BEDROOMS, large newly installed BATHROOM with freestanding bath, built in vanity unit with WC, wash hand basin and mirror.

OUTBUILDINGS

DETACHED TRIPLE GARAGE - Located to the rear of the property is an Oak framed garage with concrete floor, pitched slate roof including 2 closed garage bays each able to accommodate two small cars or one larger and a centre 'open bay' tractor store and TESLA charging point, further power and lighting. LOG store to one end.

2 SUMMER HOUSES - located to the side and rear of the property.

POLYTUNNEL FRAME - located on the outer part of the walled gardens.

LAND, GARDENS & GROUNDS

The walled and terraced 18th century gardens are maturely planted with flowers, shrubs, trees and lawn areas which are divided into 'three rooms' and include two timber summerhouses and a brick built former WC. At the front the garden has original cast iron railings and garden gate. A shady rear garden backs on to a cherry orchard and a terraced side-garden includes a level area excellent for the siting of a tennis court and/or swimming pool (subject to permissions). This area is thought to have probably been the original kitchen garden and is currently planted with raspberries, gooseberries and conference pears plus a variety of herbs. The property has the potential to be entirely carbon neutral with external space available for discrete ground mounted solar panels.

The whole is 8.78 acre s(*TBV). There are two titles and the land, which is GMV rated, has mixed divisions, pasture, arable, extensive productive orchards including cherries, apples, pears, plums, damson, greengage, figs and rhubarb. A picturesque natural stream with mature trees is on the western boundary of the agricultural land where there is also an Apiary (several Beehives owned by another party and located on the land by kind permission of the current owner) and complementing the productivity of the orchards. N.B.





For those with equestrian interests there is space to add stabling and a riding arena (subject to permissions) and the location offers easy access to a couple of bridleways.

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

MATERIAL INFORMATION

PROPERTY TYPE: Detached Grade II listed.

PROPERTY CONSTRUCTION: Brick.

NUMBER & TYPE OF ROOMS: 5 bedrooms/3 receptions/4 baths/shower rooms. see attached floor plans.

PARKING: Multiple off road plus garaging.

FLOOD RISK: House Zone 1.

SERVICES & OUTGOINGS

TENURE: Freehold

TITLE NUMBER/S: K840936 and K944590

LOCAL AUTHORITY: Medway Council

TAX BAND: D

SERVICES: Private drainage. Mains water. Oil central heating. Immersion water. Electric hob.

EPC RATING: N/A Grade II listed property. Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

OUTBUILDING/S SERVICES: Garage power and lighting and with TESLA charging point.

o2 & Vodafone indoor likely

o2/EE/3/Vodafone outdoor likely

Broadband: Standard 27Mbps

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

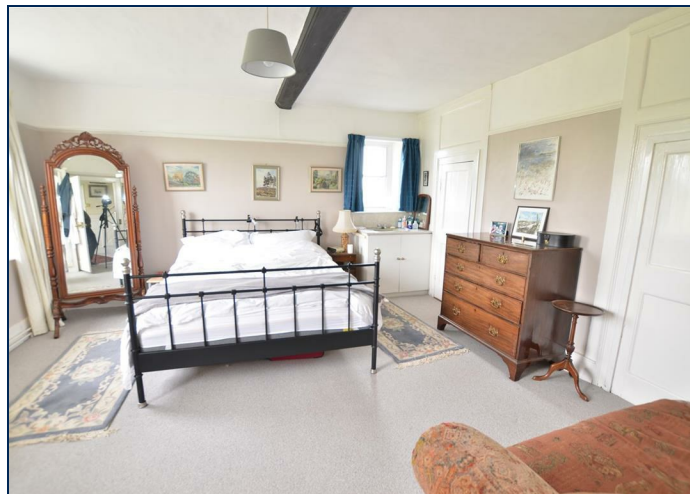
DIRECTIONS

POST CODE: ME3 8SE

What3words: colleague/page/distilled

Leave M2 at junction 1 and join the A228, signposted Grain. Turn left off A228 for High Halstow. In the village turn left onto Cooling Road towards Cooling then turn right off Lipwell Hill/Cooling Road - Proceed down Buckhole Farm Road which is owned by the property (with rights of access for other dwellings) and the farm will be found at the end.

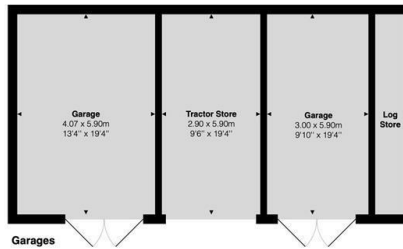
Guide price £1,250,000



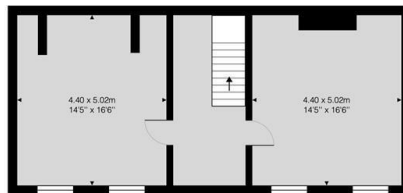
Buckhole Farm, Cooling Road, High Halstow ME3 8SE

Total Area: 357.3 m² ... 3846 ft² (excluding outbuildings)

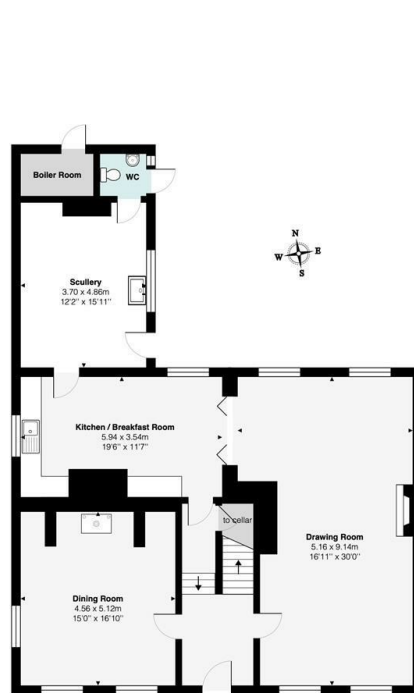
All measurements are approximate and for display purposes only



Garages



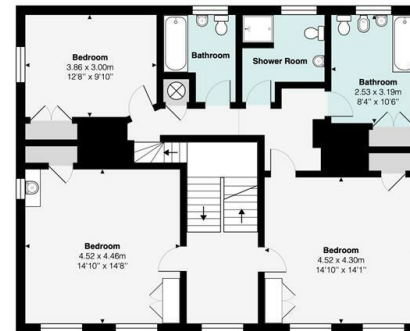
Cellar



Ground Floor



Second Floor

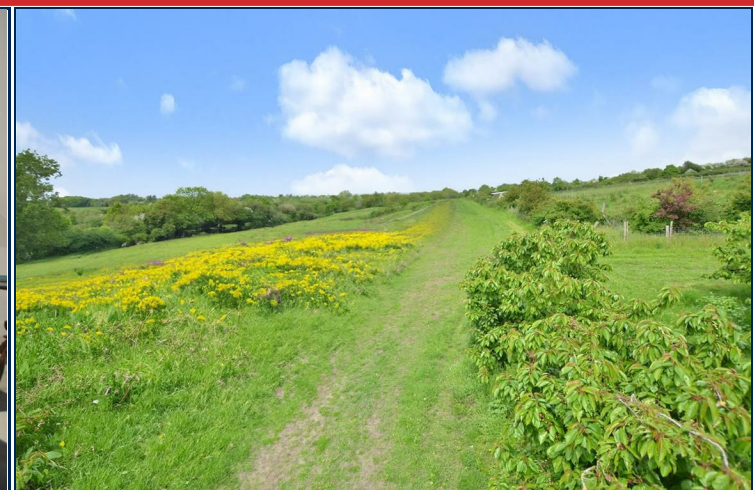


First Floor



PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and
FARMS.co.uk

